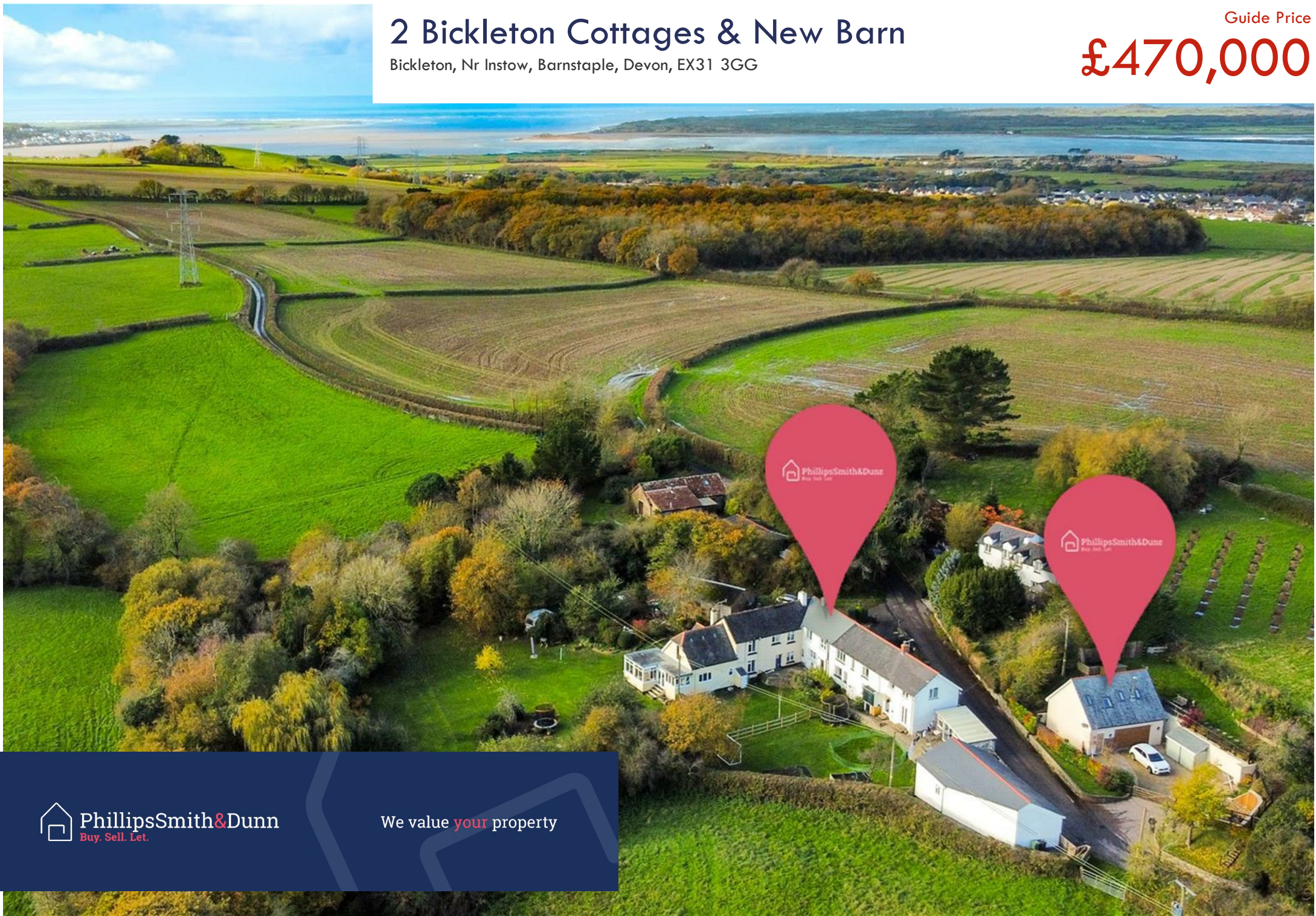


2 Bickleton Cottages & New Barn

Bickleton, Nr Instow, Barnstaple, Devon, EX31 3GG

Guide Price

£470,000



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A delightful two-bedroom Cottage & One-Bedroom Dwelling With Gardens, parking & Countryside Views

2 Bickleton Cottages & New Barn, Bickleton, Nr Instow, Barnstaple EX31 3GG



Offering the very best of coast and countryside living, this charming and individual two-bedroom cottage, together with a beautiful one-bedroom dwelling providing ancillary accommodation to the main residence, presents an exceptional lifestyle opportunity for those seeking a home with income potential subject to planning consent in a peaceful semi-rural setting close to the coast. Immaculately presented throughout, this highly versatile property is offered to the market with no onward chain and must be viewed to be fully appreciated.

The cottage itself is beautifully appointed, with thoughtfully arranged accommodation that flows effortlessly from the moment you step inside. At the heart of the home is a stylish kitchen/breakfast room, perfect for relaxed dining and everyday living, while the generous sitting room is filled with warmth and character, centred around an attractive fireplace creating a wonderfully inviting atmosphere. A useful utility room and ground floor shower room complete the downstairs accommodation.

To the first floor are two spacious double bedrooms, both enjoying a light and airy feel, together with a well-appointed family bathroom.

Outside, the property continues to impress with a private courtyard garden to the rear, offering a delightful and low-maintenance space to relax or entertain. To the front, there is a dedicated off-road parking space for added convenience.

New Barn

The recently constructed New Barn provides an exceptional self-contained retreat, thoughtfully designed to offer stylish and flexible accommodation. The open-plan living space incorporates a fitted kitchenette and bed-sitting area, complemented by a characterful wood-burning stove and a modern ensuite shower room.

Positioned above a useful double garage, New Barn also benefits from ample off-road parking for several vehicles, while the elevated garden enjoys far-reaching countryside views. Ideal for use alongside the main residence as additional accommodation, the property would also perfectly suit dependent relatives or those seeking an income-generating holiday let opportunity subject to the necessary consent.

2 Bickleton Cottages -

Entrance

Kitchen/Breakfast Room 4.07m x 3.39m (13'4" x 11'1")

Well-fitted with a range of work surfaces comprising a ceramic sink and drainer unit with drawers and cupboards below and matching wall-units over with underlighting, space for cooker with extractor hood over, space for fridge/freezer, part-tiled walls, tiled floor and underfloor heating.

Sitting Room 5.73m x 4.41m (18'9" x 14'5")

A generous reception room found at the rear of the home with an attractive fireplace housing wood-burning stove, large window flooding the room with natural light, tiled floor, underfloor heating, rear door to the courtyard garden and stairs to the first floor with useful understairs cupboard.

Utility Room

Fitted with a range of work surfaces with space and plumbing for a washing machine and space for tumble dryer.

Shower Room

Fitted with a white suite comprising a corner shower, low-level W.C and wash basin, part-tiled walls and underfloor heating.

First Floor

Bedroom One 4.51m x 3.42m (14'9" x 11'2")

A spacious double bedroom, currently arranged as a twin, found at the front of the home.

Bedroom Two 3.76m x 3.17m (12'4" x 10'4")

A large double bedroom found at the rear of the home and enjoying countryside views.

Bathroom

Fitted with a white suite comprising a roll-top bath with central mixer taps and telephone shower attachment, low-level W.C, wash basin and tiled walls.



New Barn -

Kitchenette/Bed-Sitting Room 5.84m x 4.50m

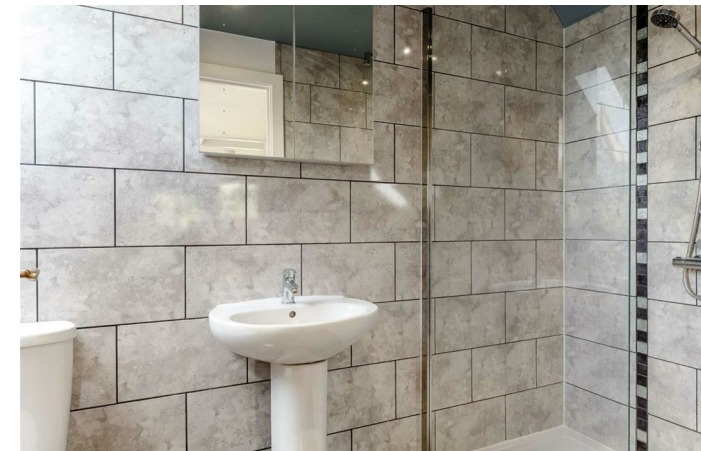
This large open-plan room comprises a well-fitted kitchenette with a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards below, attractive tile feature wall and LED plinth lighting, breakfast bar and space for undercounter fridge/freezer, bed-sitting area with wood-burning stove and useful airing cupboard.

Shower Room

Stylishly-fitted with a white suite comprising a large shower, low-level W.C and wash basin, tiled walls, tiled floor and underfloor heating.

Double Garage 7.45m x 4.50m

With electric up and over door, separate personal door and light and power connected. The space makes for excellent storage or a workshop or could be converted further and combined with New Barn, subject to planning.



Situation

Bickleton is a small and peaceful hamlet located less than two miles from the sought-after coastal village of Instow, offering convenient access to both the coastline and the regional centre of Barnstaple. Instow is renowned for its sandy riverside beach backed by dunes, making it a favourite destination for families, dog walkers, and water sports enthusiasts alike. The village also boasts a fantastic selection of award-winning restaurants, cafés, a highly regarded delicatessen, a popular yacht club, and direct access to the scenic Tarka Trail, ideal for walkers and cyclists.

The area is well served by excellent educational facilities, including a primary school within the village and secondary and further education opportunities in nearby Barnstaple, Bideford, and Torrington. Transport links are also excellent, with a regular bus service connecting Instow to Barnstaple and Bideford, while the nearby A39 provides easy access to the wider region.

Barnstaple, North Devon's principal town, offers an extensive range of shopping, leisure, and commercial amenities, together with a rail link to Exeter and onward connections to London via Tiverton Parkway. The A361 also provides straightforward access to the M5 motorway network, connecting the area to the rest of the country.

SERVICES:

Cottage: Electric Heating - underfloor to the ground floor, well-fed water (Borehole feed from neighbour), septic tank drainage, mains electricity.

EPC: E

TENURE: Freehold.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: North Devon District Council.

New Barn - Borehole water, sewage treatment plant, mains electricity.

EPC: C

TENURE: Freehold.

COUNCIL TAX BAND: TBA

LOCAL AUTHORITY: North Devon District Council.

DIRECTIONS

From Instow head up Rectory Lane towards Bickleton, passing the school and church. Continue on this road without deviation for approximately 1.5 miles into the hamlet. The cottage will then be found almost immediately on the right hand side with a parking space at the front.



VIEWING

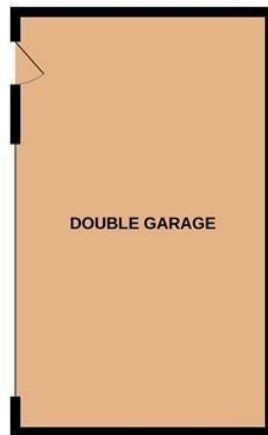
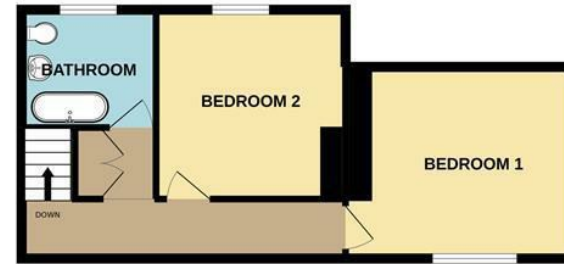
By appointment through
Phillips, Smith & Dunn
Bideford Office on -
01237 879797



GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



2 BICKLETON COTTAGES, NR INSTOW, EX31 3GG

TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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